

## **MEETING AGENDA**

### **CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, JANUARY 11, 2022**

#### **VIA TELECONFERENCE**

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on January 11, 2022 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Law of the City of New Orleans.

Under the authority granted in Act 302 of the 2020 Regular Legislative Session, the City Planning Commission certifies that it will convene a meeting on January 11, 2022 at 1:30 pm via teleconference/Zoom to hear matters that are critical to the continuation of the business of the Commission and that are not able to be postponed to a meeting due to a legal requirement or deadline that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

#### **Order of Business**

The order of business at the hearing shall be as follows:

- a. Call to order and roll call, with recording of members present.
- b. Approval of Minutes
- c. Reading of the Hearing Rules
- d. Presentation of Dockets.
  - i. Staff Presentation
  - ii. Applicant Presentation
  - iii. Questions from Members
- e. Recess for 30 minutes
- f. Consideration of dockets
- g. Public Comment
  - i. Rebuttal by Applicant
  - ii. Questions from Members
  - iii. Voting
- h. Adjournment

## Minutes

1. Adoption of the minutes of the December 14, 2021 meeting

### Business Recommended for Action

2. **Zoning Docket 109/21**

**Applicant(s):** Ismail M. Odeh

**Request:** Conditional use to permit a minor motor vehicle service and repair facility in an S-B1 Suburban Business District

**Overlay zoning district(s):** None

**Property description:** Square 2259, Lots 16, 17 or 17-A, and 18 or 18-A, in the Third Municipal District, bounded by Louisa Street, Alja Meyers Place, Pleasure Street, and Metropolitan Street

**Municipal address(es):** 3424-3434 Louisa Street

3. **Zoning Docket 110/21**

**Applicant(s):** Gotham Marigny Properties, LLC

**Request:** Conditional use to permit a bar over 3,000 square feet in floor area in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District

**Overlay zoning district(s):** RDO-1 Residential Diversity Overlay District

**Property description:** Square 15, Lots B or 16, in the Third Municipal District, bounded by Chartres Street, Franklin Avenue, Decatur Street, and Port Street

**Municipal address(es):** 2600-2602 Chartres Street

4. **Zoning Docket 111/21**

**Applicant(s):** Oak Street, LLC

**Request:** Conditional use to permit a wine shop in an HU-MU Historic Urban Neighborhood Mixed-Use District

**Overlay zoning district(s):** EC Enhancement Corridor Design Overlay District

**Property description:** Square 136, Lots 19 and 20, in the Seventh Municipal District, bounded by Oak Street, Cambronne Street, Dantae Street, and Zimpel/Zimple Street

**Municipal address(es):** 8314 Oak Street

5. **Zoning Docket 112/21**

**Applicant(s):** 3030 Canal Street, LLC

**Request:** Conditional use to allow components of a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District

**Overlay zoning district(s):** HUC Historic Urban Corridor Use Restriction Overlay District

**Property description:** Square 632, Lots 11, 12, 24, 15, and 16, in the First Municipal District, bounded by South Salcedo Street, South Gayoso Street, Cleveland Avenue, and Canal Street

**Municipal address(es):** 118-120 South Salcedo Street, 117 South Gayoso Street, and 3023 Cleveland Avenue

6. **Subdivision Docket 158/21**  
**Applicant(s):** The Brass at Tremé, LLC  
**Request:** Re-subdivide Lots 5 & Pt. of 6, 5, 5A, 5B, 3 or 7, 4 or 8, 9 and 10 into Lot 10-A  
**Property Description:** Square 238, in the Second Municipal District, bounded by Orleans Avenue, North Prieur Street, Saint Ann Street and North Roman Street  
**Municipal address(es):** 1916-1934 Saint Ann Street
  
7. **Subdivision Docket 160/21**  
**Applicant(s):** David and Alexandra Band  
**Request:** Re-subdivide Lots C, D and E into Lots C1 and D1  
**Property Description:** Square 476, in the Sixth Municipal District, bounded by Danneel Street, General Pershing Street, Dryades Street and Napoleon Avenue  
**Municipal address(es):** 4318 Danneel Street and 1922 General Pershing Street
  
8. **Subdivision Docket 161//21**  
**Applicant(s):** 1716 General Ogden LLC and GCH, LLC  
**Request:** Re-subdivide Lots 22 and 23-A into Lots 22A, 23A1 and Lot 23A2  
**Property Description:** Square 233, in the Seventh Municipal District, bounded by Green Street, Hollygrove Street, Hickory Street and General Ogden Street.  
**Municipal address(es):** 1716, 1718, and 1726 General Ogden Street

**Business Recommended for Deferral**

9. **Zoning Docket 108/21**  
**Applicant(s):** Poydras Properties II, LLC  
**Request:** Amendment to Ordinance No. 28,717 MCS (Zoning Docket 014/21, which granted a conditional use to permit a fast food restaurant in a CBD-4 Exposition District) to now request variances to permit additional signage, a 134 square foot blade sign at the intersection of Poydras Street and Loyola Avenue  
**Overlay zoning district(s):** Multi-Modal/Pedestrian Corridor  
**Property description:** Square 307A, Lot Z-4, in the First Municipal District, bounded by Poydras Street, Loyola Avenue, Girod Street, and La Salle Street  
**Municipal address(es):** 1200 Poydras Street and 501 Loyola Avenue
  
10. **Zoning Docket 001/22**  
**Applicant(s):** Treyton J. Diggs  
**Request:** Text amendment to Article 12 of the Comprehensive Zoning Ordinance to classify “animal hospital” as a permitted use in the HU-B1A Historic Urban Neighborhood Business District  
**Location:** This application would affect all HU-B1A Historic Urban Neighborhood Business Districts
  
11. **Zoning Docket 002/22**  
**Applicant(s):** Corinna L. Chaney and Michele Maso

**Request:** Zoning change from an HU-RD2 Historic Urban Two-Family District to an HU-RM1 Historic Urban Multi-Family Residential District

**Overlay zoning district(s):** None

**Property description:** Square 249, Lot 1, in the Fourth Municipal District, bounded by Washington Avenue, Baronne Street, Carondelet Street, and Sixth Street

**Municipal address(es):** 1720-1722 Washington Avenue

**12. Zoning Docket 003/22**

**Applicant(s):** Fortuna Land Holdings, LLC

**Request:** Affordable Housing Planned Development in an MU-2 High Intensity Mixed-Use District

**Overlay zoning district(s):** None

**Property description:** Square 547, Lots 16A and 18A, in the First Municipal District, bounded by South Tonti Street, Gravier Street, Perdido Street, and South Miro Street.

**Municipal address(es):** 618-626 South Tonti Street

**13. Zoning Docket 004/22**

**Applicant(s):** Churchill Downs Incorporated

**Request:** Amendment to Ordinance No. 22,053 MCS (Zoning Docket 033/05), as amended, to allow sports wagering at the Fair Grounds Race Course, which is located in an HU-RD1 Historic Urban Two-Family Residential District. The specific language proposed by the applicant is:

“Notwithstanding proviso No. 3 in Ordinance No 22053, the applicant shall be authorized to conduct sports wagering in accordance with the acts of the Louisiana Legislature.”

**Overlay zoning district(s):** None

**Property description:** Fairgrounds Racetrack, which encompasses multiple squares and lots generally bounded by Gentilly Boulevard, Fortin Street, Belfort Avenue, Desaix Boulevard, and Esplanade Avenue, in the Third Municipal District

**Municipal address(es):** 1751 Gentilly Boulevard